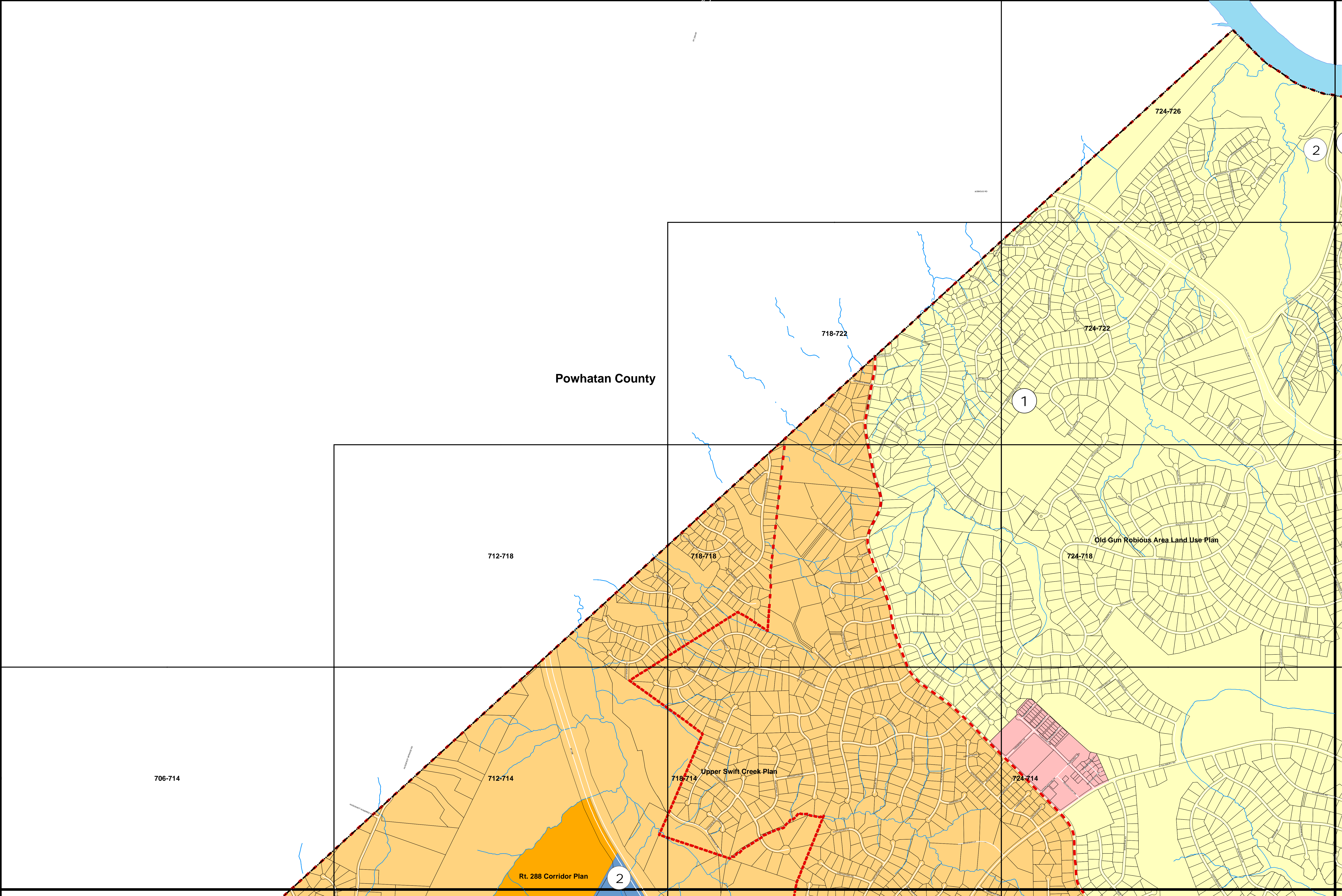


# CHESTERFIELD COUNTY, VIRGINIA

## LAND USE PLAN MAP 01

KEY  
Refer to Plan text for full definition

# See Notes Below



### Huguenot-Robious-Midlothian Plan

Medium Density Residential (1.51 to 4.0 units per acre)

Regional Mixed Use

See Note 1

### Old Gun-Robious Area Plan

1 dwelling/acre or less

1.5 to 4 dwellings/acre

Neighborhood convenience center

### Route 288 Corridor Plan

(Adopted Date: March 15, 2000)

Residential (one dwelling or less per acre)

Residential (1 to 2 dwellings per acre)

Office/Residential Mixed Use

Neighborhood Mixed Use

Light Industrial/Flex

Regional Employment Center

### Upper Swift Creek Plan

(Adopted Date: March 15, 2000)

Single Family Residential: (1.0 Units/Acre or less)

Regional Mixed Use

Conservation: Passive Recreation

### NOTES

#### Old Gun-Robious Area Plan

##### Note 1:

In order to promote effective residential transition, the size of future lots immediately adjacent to established residential neighborhoods in this area should be representative of the lot sizes in those neighborhoods.

##### Note 2:

Location of the future roubious landing park, adjacent to the james river.

#### Route 288 Corridor Plan

##### Note 2:

A regional scale high fashion mall or lifestyle/entertainment center is appropriate at this quadrant if integrated with the Regional Employment Center uses, subject to the following guidelines:

- For a high fashion mall, if there are two or less anchor stores, at least one of the proposed anchors should be a high end, high fashion company. Examples of such companies include, but are not limited to Nordstroms, Bloomingdale's, Neiman Marcus, Lord & Taylor, and Saks Fifth Avenue. If there are more than two anchors, an appropriate number should be high end, high fashion companies, so as to maintain the integrity of a high fashion mall.

- For a lifestyle/entertainment center, the center may or may not include anchor stores, and should create a format different from a typical regional mall by including well designed plazas and common areas. Examples such lifestyle/entertainment centers include, but are not limited to: The Avenues East Cobb, in Atlanta, Georgia; the Summit, in Birmingham, Alabama; Saddlecreek, in Memphis, Tennessee; One Pacific, in Omaha, Nebraska; Phillips place, in Charlotte, North Carolina; and the Shops at Sunset Place, in Miami, Florida.

- Related uses, such as movie theaters, theme destination entertainment, retailers, other entertainment uses, upscale restaurants, neighborhood retail, neighborhood services, offices, hotels, residential units, and natural amenities could also be included in this quadrant provided they are integrated with the high fashion mall or lifestyle/entertainment center. Design standards should insure the architectural compatibility of such uses.

- The high fashion mall or lifestyle/entertainment center should be integrated with the Regional Employment Center, complementing it, rather than overwhelming it.

- Route 288 should be completed across the James River before a regional scale high fashion mall or lifestyle/entertainment center is opened. Neighborhood retail uses are also appropriate in this quadrant of the Regional Employment Center provided they are integrated with other designated uses and avoid typical strip commercial characteristics.

The notes geographies are generalized.  
For more information, please contact  
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map  
prepared by Chesterfield County  
Planning Department

Date: October 2007

County Boundary  
Plan Boundary  
Index  
Parcels

0 0.3 0.6  
Miles

